

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: December 15, 2005 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, December 15, 2005 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development Applications (See Enclosed)

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications, and conduct a Public Hearing.

A motion would be in order to **ACCEPT** the following **CURRENT APPLICATIONS**:

1. S-53-2005 Property located on Countryside Boulevard, an application to subdivide property to create six (6) lots, and construct a public street – Alliance Resources, Inc., Hillcrest Terrace and Woodland Pond at Manchester, LLC
2. SP-39-2005 Property located on Countryside Boulevard, an application to create a planned
PD-14-2005 development by the construction of three (3) buildings, and for site plan approval for two (2) multi-family buildings containing 150 dwelling units and a clubhouse on Lot # 1 – Hayes Engineering, Inc. for R& B Manchester LLC
3. SP-40-2005 Property located on Countryside Boulevard, an application to create a planned
PD-15-2005 development by the construction of thirty-five (35) townhouse buildings, and for site plan approval for a total of 158 dwelling units on Lot # 2 - Hayes Engineering, Inc. for R& B Manchester LLC
4. PD-16-2005 Property located on Countryside Boulevard, an application to create a planned development by the construction of seventy-five (75) single family dwellings on Lot # 3 - Hayes Engineering, Inc. for R& B Manchester LLC
5. SP-41-2005 Property located on Countryside Boulevard, an application to create a planned
PD-17-2005 development by the construction of ten (10) townhouse buildings, and for site plan approval for a total of forty (40) dwelling units on Lot # 4 - Hayes Engineering, Inc. for R& B Manchester LLC
6. SP-42-2005 Property located on Countryside Boulevard, an application to create a planned

- PD-18-2005 development by the construction of eight (8) garden multi-family buildings, and for site plan approval for a total of sixty-four (64) dwelling units on Lot # 5 – Hayes Engineering, Inc. for R& B Manchester LLC

II. LIMITED BUSINESS MEETING:

7. Approval of Minutes of Meetings held on October 13th, October 27th, & Nov. 10, 2005.
8. M-20-2005 Application by Eric J. Goedde, for voluntary merger of two lots at Bailey Avenue and Davenport Avenue, Tax Map 494, Lots 34 & 47A.
9. M-21-2005 Application by 32 North Main Street Realty Management, LLC, for voluntary merger of three lots at 32-34 Main Street, through and including 50 Main Street, Tax Map 629, Lots 16, 17, & 17A.
10. M-22-2005 Application by Kevin J. and Elaine M. Blodgett for voluntary merger of two lots at 169 West Mitchell Street, Tax Map 629, Lots 2 & 3.
11. SP-25-2005 Property located at 25 Lakeside Drive, an application for site plan approval for the construction of a 2,650 sq. ft. restaurant with drive-through component and parking – Anagnost Investments, Inc.
Public Hearings: 8/11/05, 9/8/05 & 11/10/05
Deadline for Action: 12/15/05 [Recommendation Enclosed]
12. SP-33-2005 Property located on Carl Drive, an application for site plan approval for the construction of an 8,200 sq. ft. veterinary hospital – Keach-Nordstrom Assoc. for Stenbak Design Assoc.
Public Hearings: 10/13/05
Deadline for Action: 12/15/05 [Recommendation Enclosed]
13. Request from the Anagnost Companies for Re-Consideration of the fence issue at the Elliot Hospital Day Car Facility, and information regarding drainage matters at the same site (see attached material).
14. Should time allow, the staff may bring forward additional recommendations on other tabled applications, for the Board's consideration.
15. Introduction of Alison Barker, Planner, and a brief presentation of the Master Plan process.
16. Any other business items from Staff or Board.